THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19222**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. Patricia Daugherty Affiant Subscribed and sworn to before me, this 16th day of JULY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Ms. Patricia R. Daugherty 4408 Harding Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-9 PAR 2 FB 26W 00670

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERTA J .COTHAM, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICIA R. DAUGHERTY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3803 Princeton Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of JULY, 2002.

Roberta J Cotham

ROBERTA J .COTHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERTA J .COTHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of JULY, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 07/17/02 12:21 2pgs
Fees:13.00 Taxes:850.63

20020717-0086129

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 395 on the Plan of Richland Realty Company's Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roberta J. Cotham by quitclaim deed from Margaret Angela Cotham of record in Book 7869, page 170, said Register's Office, with a reservation of a life estate to Margaret Angela Cotham, the said Margaret Angela Cotham having since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants of record appearing as Instrument No. 20010226-0017438,; and (3) All matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.